

THIS INSTRUMENT PREPARED BY:  
Jeff W. Parmer  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

SEND TAX NOTICE TO:  
**The Carson Group, LLC**  
**9264 Brandford Hills St.**  
**Las Vegas, NV 89123**

STATE OF ALABAMA        )  
  
COUNTY OF JEFFERSON    )

**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED NINETY THREE THOUSAND AND 00/100 (\$193,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Tudor Enterprises Inc.** (hereinafter) referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **The Carson Group, LLC** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in **Shelby County**, State of Alabama, to-wit:

**Lot 20, according to the Survey of Woodland Hills, 1st Phase, 2nd Sector, as recorded in Map Book 5, Page 137, in the Probate Office of Shelby County, Alabama.**

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

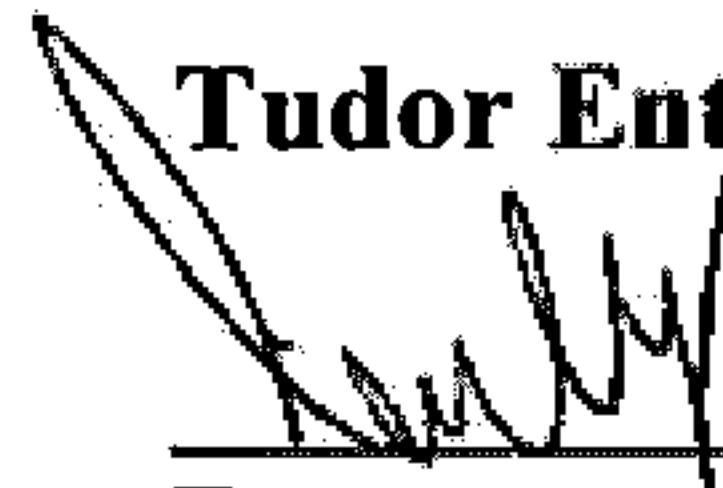
Property Address: **116 Hickory Street, Alabaster, AL 35114**

**\$214,592.00 & \$19,300.00** of the above-recited purchase price was paid from a mortgage loans closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

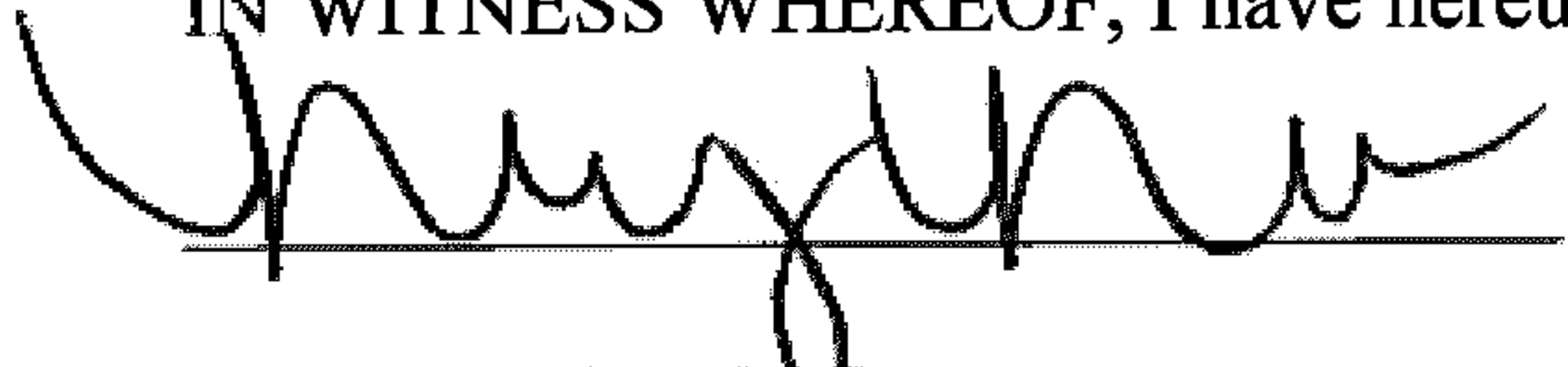
IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this 25 day of March, 2022.

**Tudor Enterprises Inc.**  
  
By: Paul Schultz  
Its President

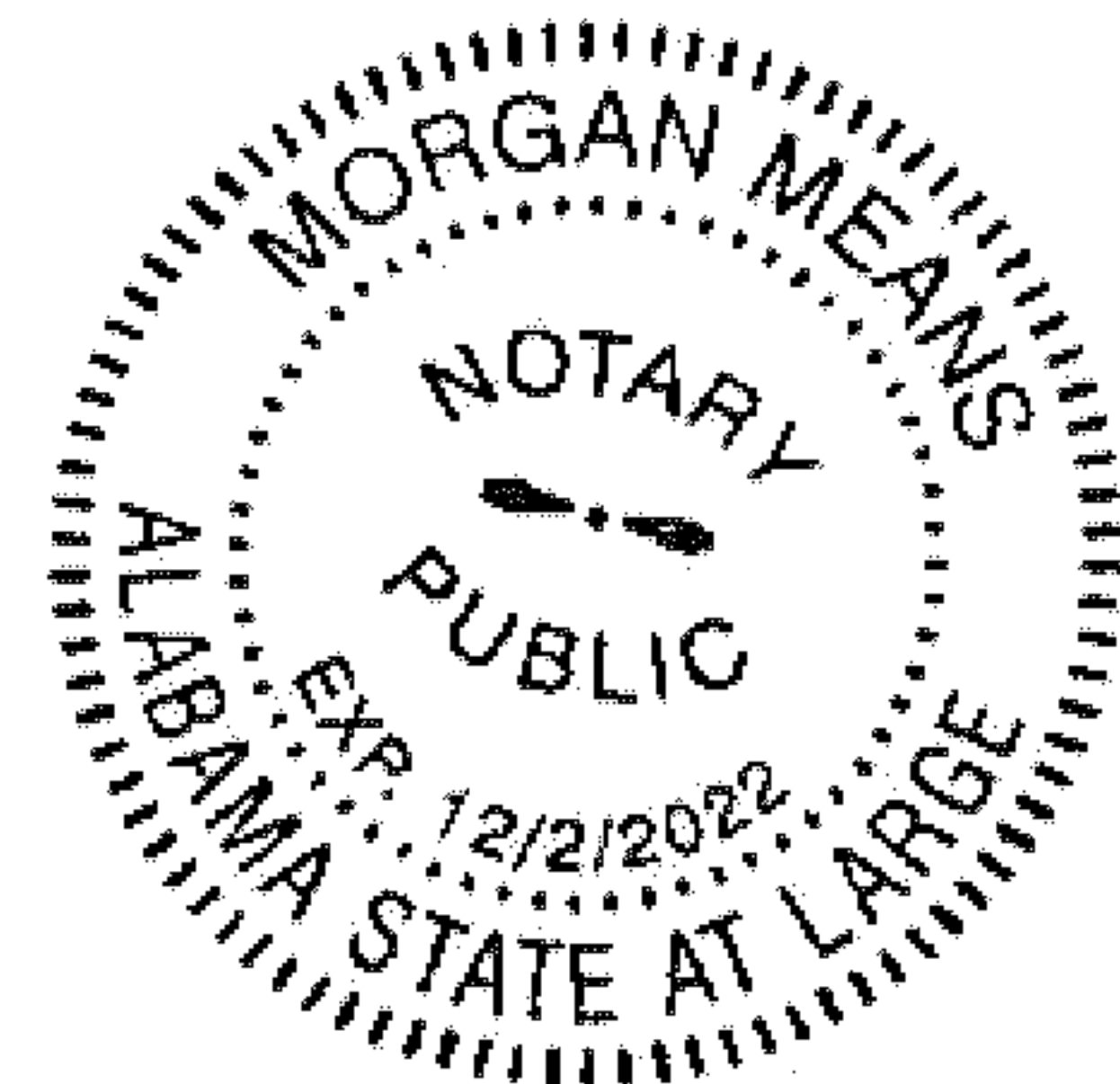
STATE OF ALABAMA )  
:  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Paul Schultz whose name as President of **Tudor Enterprises Inc.**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she as such President and with full authority, signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25 day of March, 2022.



NOTARY PUBLIC  
My Commission Expires: 12/2/22



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Tudor Enterprises Inc.
Mailing Address 1513 Scout Trace
Hoover, AL 35244

Grantee's Name The Carson Group, LLC
Mailing Address 9264 Brandford Hills St.
Las Vegas, NV 89123

Property Address 116 Hickory Street
Alabaster, AL 35114

Date of Sale March 25, 2022
Total Purchase Price \$193,000.00

Or
Actual Value \$

Or
Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/30/2022 08:44:12 AM
\$29.00 CHERRY
20220330000128440

The purchase price or actual value on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other:

If the conveyance document presented for recordation contains all of the required information referenced above,
the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property
and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is
being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on
which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
current use valuation, of the property as determined by the local official charged with the responsibility of
valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of
Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and
accurate. I further understand that any false statements claimed on this form may result in the imposition of the
penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3-25-2022 Print Jeff W. Parmer

Unattested (verified by)

Sign Jeff W. Parmer
(Grantor/Grantee/ Owner/Agent) circle one